

December 7, 1995

STAFF REPORT
(Preliminary Plat)

CASE NUMBER: S/D 95-79 THE MANHATTAN ADDITION
OWNER/APPLICANT: Harry B. Brown, Jr. Etal, 800 N. Dublin, Wichita, Ks 67206
CONTRACT PURCHASER: George Sherman, 8609 Stoneridge, Wichita, KS 67206
ENGINEER/SURVEYOR: P.E.C., P.A., c/o Gary Wiley, 303 S. Topeka, Wichita, KS 67202
LOCATION: North of 21st Street North and east of Greenwich Road
SITE SIZE: 20 Acres

NUMBER OF LOTS

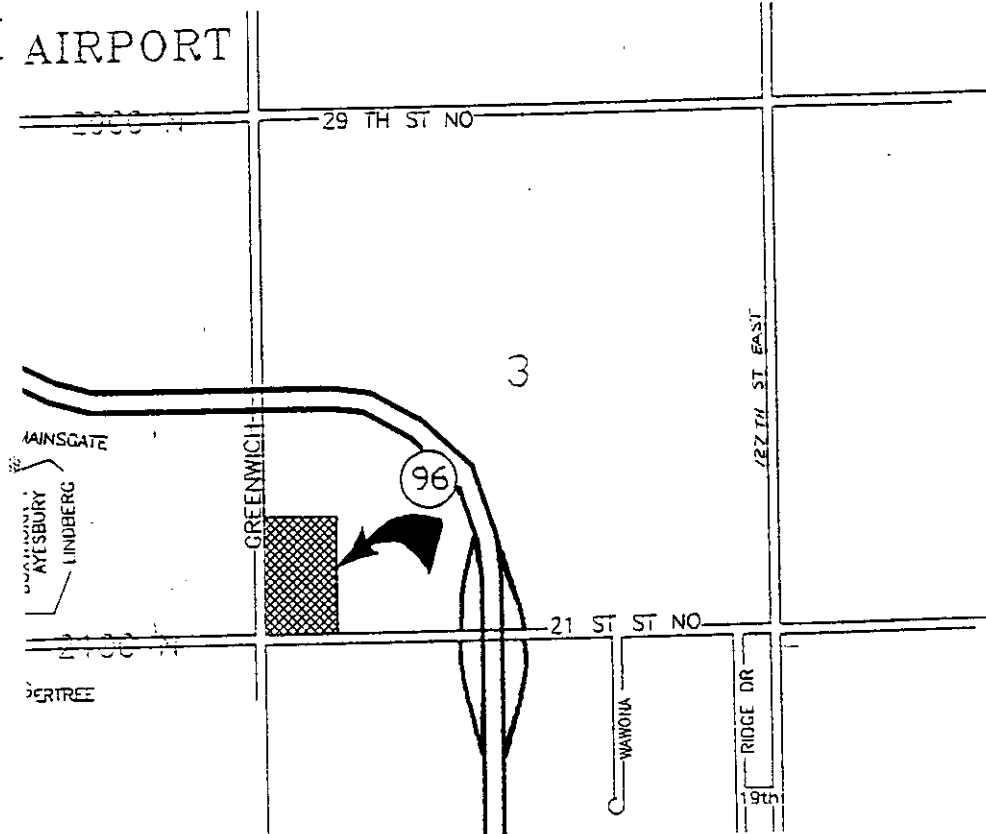
Residential:
Office:
Commercial: 1
Industrial:
Total: 1

MINIMUM LOT AREA: 19.25 Acres ±

CURRENT ZONING: "R-1" and "LC"

PROPOSED ZONING: "LC" (SCZ-0699)

VICINITY MAP:



NOTE: A zone change to "LC", light commercial zoning (SCZ-0699) has been approved for the entirety of this 20-acre site (6-acres presently zoned "LC") by the MAPC. County Commission action is, however, still pending, with the zone change case being scheduled for the Commission's consideration on 12/13/95. Light commercial development of this extent would not only require the extension of typical municipal services (sewer, water, etc.) but major street, traffic, signalization, and similar improvements will need to be provided. This site is some distance from municipal sewer and water.

As noted in Section 8-103(M) of the Subdivision Regulations, needed off-site improvements shall be guaranteed by the subdivider.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of municipal water to this site. As necessary, such guarantee(s) shall provide for any needed off-site extensions. City Engineering and/or the Water Department representative need to indicate requirements for water improvements both off-site and adjacent to this site (i.e., along 21st and/or Greenwich).

The applicant shall also provide an outside-the-City water agreement.

- B. The applicant shall guarantee the extension of municipal sanitary sewer to serve this site. This guarantee shall provide for any needed off-site extensions and/or related improvements such as pump stations. Any needed off-site easements shall also be obtained by the applicant and submitted to Planning for recording if within Wichita or to County Engineering if involving County properties.

City and/or County Engineering need to comment on the requirements for guaranteeing sanitary sewer.

- C. While various improvements may be under consideration for Greenwich and 21st Street, County Engineering needs to indicate requirements for additional traffic type improvements to serve this site; especially in regard to the proposed expansion of commercial uses in this area. As indicated previously, off-site improvements are to be guaranteed by the subdivider. Such improvements may include but are not limited to; accel-decel lanes, left-turn improvements, signalization, and so forth.
- D. The applicant shall guarantee those portions of major entrances located within areas of street right-of-way.
- E. The applicant shall guarantee any drainage improvements required by the platting of this property.
- F. As indicated during the zone change case (SCZ-0699), the applicant shall include, with the required outside-the-City water agreement, the voluntary development plan. Such plan needs to first be submitted to the Planning Department (zoning staff) for review and approval. An appropriate note shall be placed on the plat indicating that such conditions have been

established for this Addition.

- G. On the final plat, the dedication of access controls shall be noted as being dedicated to the appropriate governing body with the opening locations approved by the appropriate engineer.
- H. Prior to this plat being released for County Commission review, the applicant shall submit a letter to Planning indicating that any objects under the applicant's present ownership (fences etc.) being located in areas of street right-of-way have been removed.
- J. Requirements for a final plat (see pages 5-5 through 5-10, Part 4, Article 5 of the MAPC Subdivision Regulations).
- K. Prior to or at the time of submitting the final plat, the applicant shall submit a drainage plan to City and/or County Engineering for review and approval.
- L. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- M. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- N. The representatives from County or City Engineering should be prepared to comment on the status of the applicant's drainage concept.

February 8, 1996

STAFF REPORT
(Final Plat, Preliminary Plat Approved 12/7/95)

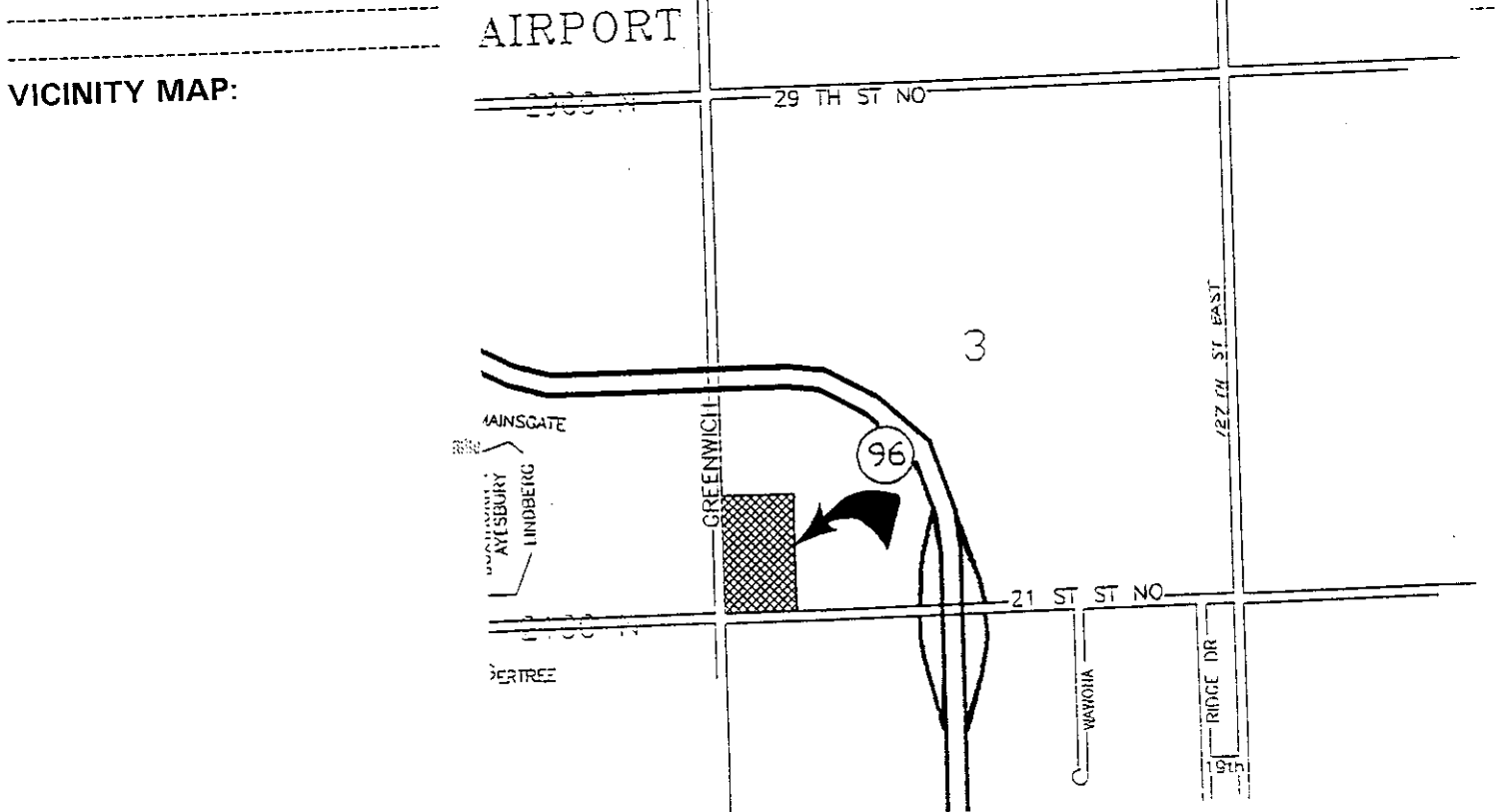
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ENGINEER/SURVEYOR: P.E.C., P.A., c/o Gary Wiley, 303 S. Topeka, Wichita, KS 67202
LOCATION: North of 21st Street North and east of Greenwich Road
SITE SIZE: 20 Acres

NUMBER OF LOTS
Residential:
Office:
Commercial: 1
Industrial: 1
Total: 2

MINIMUM LOT AREA: 19.25 Acres ±

CURRENT ZONING: "R-1" and "LC"

PROPOSED ZONING: "LC" (SCZ-0699)



NOTE: A zone change to "LC", light commercial zoning (SCZ-0699) has been approved for the entirety of this 20-acre site (6-acres presently zoned "LC"). Light commercial development of this extent would not only require the extension of typical municipal services (sewer, water, etc.) but major street, traffic, signalization, and similar improvements will need to be provided. This site is some distance from municipal sewer and water. As noted in Section 8-103(M) of the Subdivision Regulations, needed off-site improvements shall be guaranteed by the subdivider.

STAFF COMMENTS:

- A. The applicant shall guarantee the extension of municipal water to this site. As necessary, such guarantee(s) shall provide for any needed off-site extensions. City Engineering has indicated that the City of Wichita currently has a City CIP project to extend water along 21st Street all the way to 127th Street. The applicant shall guarantee the extension of water along Greenwich and/or participate in the City CIP project for the extension of a water line. Both City Engineering and the Water Department representative will need to specifically indicate requirements for water improvements both off-site and adjacent to this site (i.e., along 21st and/or Greenwich).

The applicant shall also provide an outside-the-City water agreement.

- B. The applicant shall guarantee the extension of municipal sanitary sewer to serve this site. This guarantee shall provide for any needed off-site extensions and/or related improvements such as pump stations. Any needed off-site easements shall also be obtained by the applicant and submitted to Planning for recording if within Wichita or to County Engineering if involving County properties.

(County Engineering has indicated that if this plat is annexed into the City of Wichita, the County will be unable to accept any petitions that has this plat on it. Discussions have been held regarding sanitary sewer for this area; the County Engineer's representative indicated if the City of Wichita could work out an agreement with this applicant and other area property owners to pump the sewage back to the west, it was fine with him. However, all of the area should be looked at and discussed, not just the frontage area along 21st Street.)

- C. While various improvements may be under consideration for Greenwich and 21st Street, County Engineering indicated the intersection of 21st and Greenwich Road will require full signalization (red, yellow, and green lights) rather than a yellow light on 21st Street and a red light on Greenwich Road. As indicated previously, off-site improvements are to be guaranteed by the subdivider. Such improvements may include but are not limited to; accel-decel lanes, left-turn improvements, signalization, and so forth. Guarantees would be expected for continuous accel/decel lanes from/to major openings and around the intersections, plus left-turn lanes extended to major openings.

- D. The applicant shall guarantee those portions of major entrances located within areas of street right-of-way.

- E. The applicant shall guarantee any drainage improvements required by the platting of this

- property. The County Engineer indicated that for drainage purposes, there should be a parking lot detention facility which is not indicated on the drainage concept. It should be included on the final drainage plan.
- F. In regard to access controls, both Traffic Engineering and County Engineering need to comment on the number of requested openings, in particular the four (4) openings to 21st Street would seem greater than necessary and should be reduced to three (3).
- G. As indicated during the zone change case (SCZ-0699), the applicant shall include, with the required outside-the-City water agreement, the voluntary development plan. Such plan needs to first be submitted to the Planning Department (zoning staff) for review and approval. An appropriate note shall be placed on the plat indicating that such conditions have been established for this Addition. As necessary, this covenant shall also address any relevant conditions established during the plat's review.
- H. Prior to this plat being released for County Commission review, the applicant shall submit a letter to Planning indicating that any objects under the applicant's present ownership (fences etc.) being located in areas of street right-of-way have been removed.
- I. The applicant's engineer is advised that the Register of Deeds is requiring the name(s) of the notary public, who acknowledges the signatures on this plat, to be printed beneath the notary's signature.
- J. The applicant shall submit an avigational easement covering all of subject plat and a restrictive covenant assuring that adequate construction methods will be used to minimize the effects of noise pollution in the habitable structures constructed on subject property.
- K. The applicant shall install or guarantee the installation of all utilities and facilities which are applicable and described in Article 8 of the MAPC Subdivision Regulations. (Water service and fire hydrants required by Article 8 for fire protection shall be as per the direction and approval of the Chief of the Fire Department.)
- L. Perimeter closure computations shall be submitted with the final plat tracing. Section 5-101(c).
- M. Recording of the plat within 30 days after approval by the City Council.
- N. The representatives from the utility companies should be prepared to comment on the need for utility easements to be platted on this property.
- O. The representatives from City and/or County Engineering should be prepared to comment on the status of the applicant's drainage plan.